

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

6. Please review all points of access and ensure that accessible ramps and new standard for truncated domes are employed rather than the diamond saw cuts referenced in the detail 4/SP-2.
7. The number of accesses proposed impacts pedestrian circulation and should be reconsidered and re-designed with pedestrians in mind. Sidewalk shall be run continuously through all remaining accesses.
8. The architect shall review what opportunities exist to reduce the number of access points for this site for improved circulation. It appears that there are so many access points that public safety is compromised.
9. Accesses proposed for this site are too close together, approach N.E. 51 Street at angles, and appear to conflict with (do not align) accesses on the opposite side of the street.
10. Indicate the parking angle for those angled parking spaces on the south side of the site.
11. Expand the drawing to indicate how the vehicles travelling through the angled parking lot obtain access.
12. Stop signs and bars are needed at each of the accesses where they intersect with a public street.
13. It appears that there are two dead end parking zones which require turn around spaces transverse striped for adequate turn around.
14. Show all access points, centerlines of approach, and widths for all accesses opposite to those proposed for this site.
15. The bank teller proposed appears to have inadequate vehicle reservoir spaces. From review of Section 47-20 of the ULDR this teller operation would require six (6) twenty foot long spaces from the point of service, counting that car being served.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Paramount Group LLC/Coral Ridge
Financial Center

Case #: 100-R-02

Date: 9/10/02

Comments:

1. Unless patients being treated in the new medical office are not capable of self-preservation during their stay, this medical office is not considered any different than any other office occupancy. This project is then only considered a tenant change by the life safety codes. If the above requirement is not true then all the requirements of a hospital apply.
2. New 3 story buildings require a fire sprinkler system. New building code applies to any building having a true change of use. A medical office is not considered a change of use for this building.
3. Provide a flow test.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Paramount Group LLC/Coral Ridge
Financial Center

Case #: 100-R-02

Date: 9/10/02

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Paramount Group LLC/Coral Ridge
Financial Center

Case #: 100-R-02

Date: 09/10/02

Comments:

1. Provide a copy of the cross-agreement and show the site plan of the adjacent property.
2. Handicap parking shall comply with the current dimension requirements of the Florida Accessibility Code for Building Construction.
3. Discuss the site circulation with the Engineering representative.
4. Discuss the location of the Bank Teller and vehicle reservoir spaces with the Engineering representative.
5. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
6. Signs shall comply with section 47-22 of the ULDR.
7. Additional comments may be forthcoming at DRC meeting.